Ordinance No. 3290

(Amending or Repealing Ordinances)

CFN=131 – Zoning Codes
Passed – 4/16/1996
Amendments to Chapter 15.04 of the Zoning Code
(Amends/Adds: Secs. 15.02.096; 15.02.487; 15.02.588; 15.04.005; 15.04.010;
15.04.020; 15.04.030; 15.04.040; 15.04.050; 15.04.060 & Zoning Map Designations)

Repealed by Ord. 3409 (Sec. 15.04)
Amended by Ord. 3612 (Sec. 15.02.487)
Amended by Ord. 3770 (Secs. 15.02.487; 15.02.588; 15.03.010)
Amended by Ord. 3830; 3978 (Sec. 15.02.096)
Amended by Ord. 3988; 4011 (Sec. 15.03.010)
ORDINANCE NO. 3290

AN ORDINANCE of the City Council of the City of Kent, Washington, making certain amendments to Chapter 15.04 of the Zoning Code, as recently amended by Ordinance No. 3268, and making other amendments to the Zoning Code to clarify previously established density standards.

WHEREAS, The City of Kent Comprehensive Plan contains goals and policies which support a variety of housing types and densities throughout the City, including more single-family than multifamily residential developments, more flexibility and innovation in terms of building and site design and residential setbacks; and

WHEREAS, the City of Kent Comprehensive Plan contains goals and policies which recommend expansion of home ownership opportunities for all income groups; and

WHEREAS, the City of Kent Comprehensive Plan contains goals and policies which recommend a revised calculation system for determining maximum allowable single family density; and
WHEREAS, The City Council, on December 19, 1995, adopted Ordinance No. 3268 revising Kent Zoning Code provisions for single family residential development standards, consistent with the above goals and policies; and

WHEREAS, following adoption of Ordinance No. 3268 the Council has determined that corrective, non-substantive amendments should be made to the Zoning Code to clarify the revisions made to the code pursuant to said Ordinance; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. There is hereby added to Chapter 15.02 of the Kent City Code, entitled "Definitions," a new section, Section 15.02.096, to read as follows:

Sec. 15.02.096. Density, maximum permitted. Maximum permitted density refers to the maximum number of single family dwelling units permitted per acre. For fractions of an acre, a maximum permitted density shall be proportional to the size of the lot. For example, where the maximum permitted density is six (6) single family dwelling units per acre, the maximum permitted density on one half (1/2) acre is three (3) single family dwelling units, subject to lot size and other development standards of Chapter 15.04.
SECTION 2. Chapter 15.02 of the Kent City Code entitled "Definitions" is amended by amending Section 15.02.487 to read as follows:

Sec. 15.02.487. Single-family district.
A single-family zoning district is a zoning district with any of the following designations: R1-20SR-2, R1-12SR-3, R1-9.6SR4.5, R1-7.2SR6, SR-8, single-family residential, and RASR-1, residential agricultural and A-1, agricultural district.

SECTION 3. There is hereby added to Chapter 15.02 of the Kent City Code, entitled "Definitions," a new section, Section 15.02.588, to read as follows:

Sec. 15.02.588. Zoning districts-redefined.
Any references in the Kent City Code to the former zoning districts R1-5.0, R1-7.2, R1-9.6, R1-12.0, R1-20.0 and RA shall mean the zoning districts designated as follows:

<table>
<thead>
<tr>
<th>Former Zone</th>
<th>Current Zone</th>
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<tbody>
<tr>
<td>R1-5.0</td>
<td>SR-8</td>
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<tr>
<td>R1-7.2</td>
<td>SR-6</td>
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<td>R1-9.6</td>
<td>SR-4.5</td>
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<td>R1-12.0</td>
<td>SR-3</td>
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<td>R1-20.0</td>
<td>SR-2</td>
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<tr>
<td>RA</td>
<td>SR-1</td>
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SECTION 4. Section 15.04.005 of the Kent City Code is hereby amended to read as follows:

Sec. 15.04.005. Agricultural district, A-1.
The stated goal of the city is to preserve prime agricultural land in the Green River Valley as a nonrenewable resource. The agriculture zone shall actively encourage the concentration of agricultural uses in areas where incompatibility with urban uses will be minimal to aid in the implementation of
those goals. Further, such classification of prime agricultural land thus recognizes and encourages farming activity as a viable sector of the local economy.

A. **Principally permitted uses.** Principally permitted uses are as follows:
   1. Agricultural uses, including any customary agricultural building or structure, such as planting, cultivation and harvesting of crops, animal husbandry, nurseries and greenhouses and other agricultural occupations.
   2. One (1) single-family dwelling per lot.
   3. Group homes class I-A.

B. **Special permit uses.** The following uses are permitted provided that they conform to the development standards listed in section 15.08.020:
   1. Churches.
   2. Nursery schools and day care centers.

C. **Accessory uses.** Permitted accessory uses are as follows:
   1. Guest cottages not rented or otherwise conducted as a business.
   2. Accommodations for farm operators and employees, but not accommodations for transient labor.
   3. Roadside stands not exceeding four hundred (400) square feet in floor area, and not over twenty (20) lineal feet on any side, primarily for the sale of agricultural products on the premises.
   4. Customary incidental home occupations subject to the provisions of section 15.08.040.
   5. Other accessory uses and buildings customarily appurtenant to a permitted use.
   6. For permitted uses, hazardous substance land uses, including onsite hazardous waste treatment or storage facilities, which are not subject to cleanup permit requirements of chapter 11.02 and do not accumulate more than twenty thousand (20,000) pounds of hazardous substances or wastes or any combination thereof at any one (1) time on the site, subject to the provisions of section
15.08.050, except offsite hazardous waste treatment or storage facilities, which are not permitted in this district.

7. Accessory dwelling units. For purposes of this section, Section 15.04.005, accessory dwelling units shall not be included in calculating the maximum density.

D. Conditional uses. Conditional uses are as follows:
1. General conditional uses as listed in section 15.08.030.
2. For permitted uses, accessory hazardous substance land uses which are not subject to cleanup permit requirements of chapter 11.02 and which accumulate more than twenty thousand (20,000) pounds of hazardous substances or wastes or any combination thereof at any one (1) time on the site, subject to the provisions of section 15.08.050, except offsite hazardous waste treatment or storage facilities, which are not permitted in this district.

E. Development standards. The maximum permitted density for the A-1 zoning district is one single family dwelling unit per acre.
1. Minimum lot. Minimum lot area is thirty-four thousand seven hundred (34,700) square feet.
2. Minimum lot width. Minimum lot width is sixty (60) feet.
a. To determine lot width for irregular lots, a circle of applicable diameter (the minimum lot width permitted) shall be scaled within the proposed boundaries of the lot, provided that an access easement to another lot is not included within the circle.
3. Maximum site coverage. Maximum site coverage is thirty (30) percent.
4. Minimum yard requirements.
a. Front yard. Minimum front yard is twenty (20) feet.
(1) Porches and private shared courtyard features may be built within the front building set back line.

b. Side yard. Minimum side yard is fifteen (15) feet.

c. Rear yard. Minimum rear yard is twenty (20) feet.

d. Side yard on flanking street of corner lot. Minimum side yard on the flanking street of a corner lot is twenty (20) feet.

5. Height limitation. The height limitation is two and one-half (2 1/2) stories, not exceeding thirty-five (35) feet. The height limitations shall not apply to barns and silos provided that they are not located within fifty (50) feet of any lot line.

6. Additional standards.

a. Structures for feeding, housing and care of animals, except household pets, shall be set back fifty (50) feet from any property line.

b. See chapter 15.08, pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.

c. The following uses are prohibited:

(1) The removal of topsoil for any purpose.

(2) Grade and fill operations, provided that limited grade and fill may be approved as needed to construct buildings or structures as outlined in subsections 15.04.005 A., B., C. and D.

(3) All subsurface activities, including excavation for underground utilities, pipelines or other underground installations, that cause permanent disruption of the surface of the land. Temporarily disrupted soil surfaces shall be restored in a manner consistent with agricultural uses.
(4) Dumping or storage of nonagricultural solid or liquid waste, or of trash, rubbish or noxious materials.
(5) Activities that violate sound agricultural soil and water conservation management practices.

7. **Maximum impervious surface coverage.** Maximum impervious surface coverage is forty (40) percent of the total parcel area.
   a. Except for lots used for agricultural practices, the maximum impervious surface area allowed shall be ten thousand (10,000) square feet when the lot is greater than one (1) acre.

8. **Zero lot line and clustering.** Minimum lot width, building setbacks, and minimum lot size regulations may be modified consistent with provisions for zero lot line and clustering housing development.

F. **Signs.** The sign regulations of chapter 15.06 shall apply.
G. **Offstreet parking.** The offstreet parking requirements of chapter 15.05 shall apply.

**SECTION 5.** Section 15.04.010 of the Kent City Code is hereby amended to read as follows:

**Sec. 15.04.010. Residential agricultural district, RASR-1.**

The city has, through its RASR-1 and MA zones, the key to assuring efficient and attractive growth. It is essential that the city avoid excessive zoning far in advance of demand. Rezoning of RASR-1 and MA lands to more intensive use shall be predicated upon the documentation of the need for additional residential, commercial or industrial land in the city. This documentation shall consist of a fiscal impact analysis showing that the other lands already zoned and accessible to municipal services are not sufficient or suitable to accommodate demand for the proposed uses and that the market demand for the proposed
development is sufficient to generate the revenues necessary to provide municipal services, including but not limited to police, fire, streets, water, drainage and sewer, required by the project.

A. Principally permitted uses. Principally permitted uses are as follows:
1. Agricultural uses, including any customary agricultural building or structure, such as planting, cultivation and harvesting of crops, animal husbandry, nurseries and greenhouses and other agricultural occupations.
2. One (1) single-family dwelling per lot.
3. Group homes class I-A.

B. Special permit uses. The following uses are permitted provided that they conform to the development standards listed in section 15.08.020:
1. Churches.
2. Nursery schools and day care centers.

C. Accessory uses. Permitted accessory uses are as follows:
1. Guest cottages not rented or otherwise conducted as a business.
2. Accommodations for farm operators and employees, but not accommodations for transient labor.
3. Roadside stand not exceeding four hundred (400) square feet in floor area, and not over twenty (20) lineal feet on any side, primarily for the sale of agricultural products grown on the premises.
4. Customary incidental home occupations subject to the provisions of section 15.08.040.
5. Other accessory uses and buildings customarily appurtenant to a permitted use, except for onsite hazardous waste treatment and storage facilities, which are not permitted in residential zones.
6. Accessory dwelling units. For purposes of this section, Section 15.04.010, accessory dwelling units shall not be included in calculating the maximum permitted density.
D. **Conditional uses.** Conditional uses are as follows:
general conditional uses as listed in section 15.08.030.

E. **Development standards.** The maximum permitted density for the SR-1 zoning district is one single family dwelling unit per acre.

1. **Minimum lot.** Minimum lot area is thirty-four thousand seven hundred (34,700) square feet.
2. **Minimum lot width.** Minimum lot width is sixty (60) feet.
   a. To determine minimum lot width for irregular lots, a circle of applicable diameter (the minimum lot width permitted) shall be scaled within the proposed boundaries of the lot, provided that an access easement to another lot is not included within the circle.
3. **Maximum site coverage.** Maximum site coverage is thirty (30) percent.
4. **Minimum yard requirements.**
   a. **Front yard.** Minimum front yard is twenty (20) feet.
      (1) Porches and private and shared courtyard features may be built within the front building setback line.
   b. **Side yard.** Minimum side yard is fifteen (15) feet.
   c. **Rear yard.** Minimum rear yard is twenty (20) feet.
   d. **Side yard on flanking street of corner lot.** Minimum side yard on the flanking street of a corner lot is twenty (20) feet.
5. **Height limitation.** The height limitation is two and one-half (2 1/2) stories, not exceeding thirty-five (35) feet.
6. **Additional standards.**
   a. Structures for feeding, housing and care of animals, except household pets, shall be set back fifty (50) feet from any property line.
b. See chapter 15.08, pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.

7. Maximum impervious surface coverage. Maximum impervious surface coverage is forty (40) percent of the total parcel area.
   a. Except for lots used for agricultural practices, the maximum impervious surface area allowed shall be ten thousand (10,000) square feet when the lot is greater than one (1) acre.

8. Zero lot line and clustering. Minimum lot width, building setbacks, and minimum lot size regulations may be modified consistent with provisions for zero lot line and clustering housing development.

F. Signs. The sign regulations of chapter 15.06 shall apply.

G. Offstreet parking. The offstreet parking requirements of chapter 15.05 shall apply.

H. Development plan review. Development plan review is required when the property to be developed is classified as view property.

SECTION 6. Section 15.04.020 of the Kent City Code is hereby amended to read as follows:

Sec. 15.04.020. Single-family residential districts.

It is the purpose of the single-family residential districts to stabilize and preserve low density, single-family residential neighborhoods. It is further the purpose to provide a range of minimum lot sizes in order to promote diversity and recognize a variety of residential environments.

A. Districts established by lot area maximum permitted density. The following single-family residential districts are established:
1. **R1-20SR-2**: Sixteen thousand (16,000) square feet minimum lot area. Two (2) single family dwelling units per acre.

2. **R1-12SR-3**: Ninety-six hundred (9,600) square feet minimum lot area. Three (3) single family dwelling units per acre.

3. **R1-9.6SR-4.5**: Seventy-six hundred (7,600) square feet minimum lot area. Four and one half (4.5) single family dwelling units per acre.

4. **R1-7.2SR-6**: Fifty-seven hundred (5,700) square feet minimum lot area. Six (6) single family dwelling units per acre.

5. **R1-5.0SR-8**: Four thousand (4,000) square feet minimum lot area. Eight (8) single family dwelling units per acre.

**B. Minimum zoning area.** Minimum zoning area for the R1-5.0SR-8 district is fifteen thousand (15,000) square feet (three (3) lots).

**C. Maximum zoning area.** Maximum zoning area for the R1-5.0SR-8 district is eight (8) acres.

**D. Principally permitted uses.** Principally permitted uses are as follows:
1. One (1) single-family dwelling per lot.
2. Crop and tree farming.
3. Group homes class I-A.

**E. Special permit uses.** The following uses are permitted provided they conform to the development standards listed in section 15.08.020:
1. Churches.
2. Nursery schools and day care centers.

**F. Accessory uses.** Permitted accessory uses are as follows:
1. Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports and minor structures for storage of personal property.
2. Rooming and boarding of not more than three (3) persons.
3. Customary incidental home occupations subject to the provisions of section 15.08.040.

4. Accessory dwelling units. For purpose of this section, Section 15.04.020, accessory dwelling units shall not be included in calculating the maximum permitted density.

G. Conditional uses. Conditional uses are as follows: General conditional uses as listed in section 15.08.030.

H. Development standards.
1. Minimum lot. Minimum lot area is as follows:
   a. R1-20SR-2: Sixteen thousand (16,000) square feet.
   b. R1-12SR-3: Ninety-six hundred (9,600) square feet.
   c. R1-9.6SR-4.5: Seventy-six hundred (7,600) square feet.
   d. R1-7.2SR-6: Fifty-seven hundred (5,700) square feet.
   e. R1-5.0SR-8: Four thousand (4,000) square feet.

2. Minimum lot width. Minimum lot width is as follows:
   a. R1-20SR-2: Fifty (50) feet.
   b. R1-12SR-3: Fifty (50) feet.
   c. R1-9.6SR-4.5: Fifty (50) feet.
   d. R1-7.2SR-6: Fifty (50) feet.
   e. R1-5.0SR-8: Forty (40) feet.
   f. To determine minimum lot width for irregular lots, a circle of applicable diameter (the minimum lot width permitted) shall be scaled within the proposed boundaries of the lot, provided that an access easement to another lot is not included within the circle.

3. Maximum site coverage. Maximum site coverage is as follows:
   b. R1-12SR-3: Forty-five (45) percent.
   c. R1-9.6SR-4.5: Forty-five (45) percent.
4. **Minimum yard requirements.**
   a. **Front yard.** Minimum front yard is ten (10) feet.
      (1) At least twenty (20) linear feet of driveway shall be provided between any garage, carport or other primary parking area and the street property line with the exception of an alley property line.
      (2) Porches and private and shared courtyard features may be built within the front building setback line.
      (3) Proposed front yards less than twenty (20) feet in depth are subject to approval by the planning director, based on review and recommendation from the public works department relative to the existing and future traffic volumes and right-of-way requirements as specified in the city comprehensive transportation plan and city construction standards.
   b. **Side yard.** Minimum side yard is five (5) feet.
   c. **Rear yard.** Minimum rear yard is eight (8) feet.
   d. **Side yard on flanking street of corner lot.** Minimum side yard on the flanking street of a corner lot is fifteen (15) feet.

5. **Height limitation.** Height limitations are as follows:
   a. **Ri-20SR-2:** Two and one-half (2 1/2) stories, not exceeding thirty-five (35) feet.
   b. **Ri-12SR-3:** Two and one-half (2 1/2) stories, not exceeding thirty-five (35) feet.
   c. **Ri-9.6SR-4.5:** Two and one-half (2 1/2) stories, not exceeding thirty-five (35) feet.
   d. **Ri-7.2SR-6:** Two and one-half (2 1/2) stories, not exceeding thirty-five (35) feet.
6. **Interior yards.** Interior yards shall not be computed as part of the site coverage.

7. **Additional standards.** See chapter 15.08, pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards; provided that solar access setback requirements of sections 15.08.230 through 15.08.234 shall not apply to the R1-5.0 zone.

8. **Maximum impervious surface coverage.** Maximum impervious surface overages are as follows:
   b. R1-12SR-3: Fifty (50) percent.
   c. R1-9.6SR-4.5: Sixty (60) percent.
   d. R1-7.2SR-6: Seventy (70) percent.
   e. R1-5.0SR-8: Seventy-five (75) percent.
   f. Except for lots used for agricultural practices, the maximum impervious surface area allowed shall be ten thousand (10,000) square feet.

9. **Zero lot line and clustering.** Minimum lot width, building setbacks, and minimum lot size regulations may be modified consistent with provisions for zero lot line and clustering housing development.

I. **Signs.** The sign regulations of chapter 15.06 shall apply.

J. **Offstreet parking.** The offstreet parking regulations of chapter 15.05 shall apply.

K. **Development plan review.** Development plan review is required when the property to be developed is classified as view property.

**SECTION 7.** Section 15.04.030 of the Kent City Code is hereby amended to read as follows:

**Sec. 15.04.030. Duplex multifamily residential district, MR-D.**
It is the purpose of the MR-D district to provide for a limited increase in population density and allow for a greater variety of housing types by allowing duplex dwelling units.

A. Principally permitted uses. Principally permitted uses are as follows:
1. One (1) single-family dwelling per lot.
2. One (1) duplex per lot.
3. Group homes class I-A and I-B.

B. Special permit uses. The following uses are permitted provided that they conform to the development standards listed in section 15.08.020:
1. Churches.
2. Nursery schools and day care centers.

C. Accessory uses. Permitted accessory uses are as follows:
1. Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports and minor structures for storage of personal property.
2. Rooming and boarding of not more than three (3) persons.
3. Customary incidental home occupations subject to the provisions of section 15.08.040.
4. Accessory dwelling units. For purposes of this section, Section 15.04.030, accessory dwelling units shall not be included in calculating the maximum permitted density.

D. Conditional uses. Conditional uses are as follows:
1. General conditional uses listed in section 15.08.030.
2. Group homes class I-C, II-A, II-B and II-C.

E. Development standards. For single family dwellings, the maximum permitted density and development standards of Section 15.04.020 relating to SR-6 zoning districts shall apply.
1. Minimum lot. Minimum lot area is as follows:
b. Duplex (two-family dwelling unit): Eight thousand five hundred (8,500) square feet.

2. **Minimum lot width.** Minimum lot width is as follows:
   a. Single-family dwelling: Fifty (50) feet.
      (1) To determine minimum lot width for irregular lots, a circle of applicable diameter (the minimum lot width permitted) shall be scaled within the proposed boundaries of the lot, provided that an access easement to another lot is not included within the circle.
   b. Duplex: Eighty (80) feet.

3. **Maximum site coverage.** Maximum site coverage is as follows:
   a. Single-family dwelling: Fifty (50) percent.
   b. Duplex: Forty (40) percent.

4. **Minimum yard requirements.**
   a. Front yard. Minimum front yard is ten (10) feet.
      (1) At least twenty (20) feet of driveway shall be provided between any garage, carport or other primary parking area and the street property line with the exception of an alley property line.
      (2) Porches and private and shared courtyard features may be built within the front building setback line.
      (3) Proposed front yards less than twenty (20) feet in depth are subject to approval by the planning director, based on review and recommendation from the public works department relative to the existing and future traffic volumes and right-of-way requirements as specified in the city comprehensive transportation plan and city construction standards.
   b. Side yard. Minimum side yard is five (5) feet.
c. Rear yard. Minimum rear yard is eight (8) feet.

d. Side yard on flanking street of corner lot. Minimum side yard on the flanking street of a corner lot is fifteen (15) feet.

5. Height limitation. The height limitation is two and one-half (2 1/2) stories, not exceeding thirty-five (35) feet.

6. Interior yards. Interior yards shall not be computed as part of the site coverage.

7. Additional standards. See chapter 15.08, pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.

8. Maximum impervious surface coverage. Maximum impervious surface is seventy (70) percent of the total lot area.

   a. Except for lots used for agricultural practices, the maximum impervious surface area allowed shall be ten thousand (10,000) square feet when the lot is greater than one (1) acre.

   b. Porches and private and shared courtyard features may be built within the front building setback line.

9. Zero lot line and clustering. Minimum lot width, building setbacks, and minimum lot size regulations may be modified consistent with provisions for zero lot line and clustering housing development.

F. Signs. The sign regulations of chapter 15.06 shall apply.

G. Offstreet parking. The offstreet parking requirements of chapter 15.05 shall apply.

H. Development plan review. Development plan review is required when the property to be developed is classified as view property.
SECTION 8. Section 15.04.040, of the Kent City Code is hereby amended to read as follows:

Sec. 15.04.040. Garden density multifamily residential district, MR-G.

It is the purpose of the MR-G district to provide locations for garden apartment densities suitable for suburban living.

A. Principally permitted uses. Principally permitted uses are as follows:
   1. Single-family dwellings and two-family dwellings or duplexes.
   2. Multiple-family dwellings, including apartments and townhouses.
   3. Group homes class I-A and I-B.
   4. Crop or tree farming.

B. Special permit uses. The following uses are permitted provided that they conform to the development standards listed in section 15.08.020:
   1. Churches.
   2. Nursery school and day care centers.

C. Accessory uses. Permitted accessory uses are as follows:
   1. Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports and minor structures for storage of personal property.
   2. Rooming and boarding of not more than three (3) persons.
   3. Customary incidental home occupations subject to the provisions of section 15.08.040.
   4. Offices incidental and necessary to the conduct of a principally permitted use.
   5. Accessory dwelling units. For purposes of this section, Section 15.04.040, accessory dwelling units shall not be included in calculating the maximum permitted density.

D. Conditional uses. Conditional uses are as follows:
   1. General conditional uses as listed in section 15.08.030.
2. Group homes class I-C, II-A, II-B and II-C.

E. Development standards.

1. Single-family dwellings and duplexes. For single-family dwellings and duplexes, the maximum permitted density and development standards of section 15.04.020 relating to SR-8 zoning districts shall apply and for duplexes, the maximum permitted density and development standards of section 15.04.030 shall apply.

2. Multifamily dwelling units. The following shall apply to multifamily dwelling units:
   a. Minimum lot. Minimum lot area is eight thousand five hundred (8,500) square feet for the first two (2) dwelling units, and two thousand five hundred (2,500) square feet for each additional dwelling unit.
   b. Minimum lot width. Minimum lot width is eighty (80) feet.
   c. Density. Maximum density is sixteen (16) dwelling units per acre.
   d. Maximum site coverage. Maximum site coverage is forty-five (45) percent.
   e. Minimum yard requirements.
      (1) Front yard. Minimum front yard is twenty (20) feet.
      (2) Side yard. Each side yard shall be a minimum of ten (10) percent of the lot width; however, regardless of lot width, the yard width need not be more than thirty (30) feet.
      (3) Rear yard. Minimum rear yard is twenty (20) feet.
      (4) Side yard on flanking street of corner lot. Minimum side yard on the flanking street of a corner lot is fifteen (15) feet.
   f. Distances between buildings.
(1) An inner court providing access to a double-row building shall be a minimum of twenty (20) feet.

(2) The distance between principal buildings shall be at least one-half the sum of the height of both buildings; provided, however, that in no case shall the distance be less than twelve (12) feet. This requirement shall also apply to portions of the same building separated from each other by a court or other open space.

g. Landscaping. The landscaping requirements of chapter 15.07 shall apply.

h. Height limitation. The height limitation is three (3) stories, not exceeding forty (40) feet.

i. Additional standards. See chapter 15.08, pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.

j. Multifamily transition areas. The requirements of section 15.08.215 shall apply in any multifamily transition area, which includes any portion of a multifamily district within one hundred (100) feet of a single-family district or within one hundred (100) feet of a public street right-of-way.

k. Multifamily design review. The requirements of section 15.09.047 shall apply to any multifamily dwelling of three (3) or more units.

F. Signs. The sign regulations of chapter 15.06 shall apply.

G. Offstreet parking.
   1. The offstreet parking requirements of chapter 15.05 shall apply.
   2. Offstreet parking may be located in required yards except for the front ten (10) feet abutting any
public right-of-way, which must be landscaped. No offstreet parking is permitted in the required open green area.

H. Development plan review. Development plan review is required as provided in section 15.09.010.

SECTION 9. Section 15.04.050 of the Kent City Code is hereby amended to read as follows:

Sec. 15.04.050. Medium density multifamily residential district, MR-M.

It is the purpose of the MR-M district to provide for locations for medium density residential districts suitable for urban-suburban living.

A. Principally permitted uses. Principally permitted uses are as follows:
1. Single-family dwellings and two-family dwellings or duplexes.
2. Multiple-family dwellings.
3. Group homes class I-A, I-B and I-C.

B. Special permit uses. The following uses are permitted provided that they conform to the development standards listed in section 15.08.020:
1. Churches.
2. Nursery schools and day care centers.

C. Accessory uses. Permitted accessory uses are as follows:
1. Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports or minor structures for storage of personal property.
2. Rooming and boarding of not more than three (3) persons.
3. Customary incidental home occupations subject to the provisions of section 15.08.040.
4. Offices incidental and necessary to the conduct of a permitted use.

D. Conditional uses. Conditional uses are as follows:
1. General conditional uses as listed in section 15.08.030.

2. Group homes class II-A, II-B and II-C.

E. Development standards.

1. Single-family dwellings and duplexes. For single-family dwellings and duplexes, the maximum permitted density and development standards of section 15.04.020 relating to SR-8 zoning districts shall apply and for duplexes, the maximum permitted density and development standards of section 15.04.030 shall apply.

2. Multifamily dwelling units. The following shall apply to multifamily dwelling units:
   a. Minimum lot. Minimum lot area is eight thousand five hundred (8,500) square feet for the first two (2) dwelling units, and one thousand six hundred (1,600) square feet for each additional dwelling unit.
   b. Minimum lot width. Minimum lot width is eighty (80) feet.
   c. Density. Maximum density is twenty-three (23) dwelling units per acre.
   d. Maximum site coverage. Maximum site coverage is forty-five (45) percent.
   e. Minimum yard requirements.
      (1) Front yard. Minimum front yard is twenty (20) feet.
      (2) Side yard. Each side yard shall be a minimum of ten (10) percent of the lot width; however, regardless of lot width, the yard width need not be more than thirty (30) feet.
      (3) Rear yard. Minimum rear yard is twenty (20) feet.
      (4) Side yard on flanking street of corner lot. Minimum side yard on the flanking street of a corner lot is fifteen (15) feet.
   f. Distances between buildings.
(1) An inner court providing access to a double-row building shall be a minimum of twenty (20) feet.

(2) The distance between principal buildings shall be at least one-half the sum of the height of both buildings; provided, however, that in no case shall the distance be less than twelve (12) feet. This requirement shall also apply to portions of the same building separated from each other by a court or other open space.

g. Landscaping. The landscaping requirements of chapter 15.07 shall apply.

h. Height limitation. The height limitation is three (3) stories, not exceeding forty (40) feet.

i. Additional standards. See chapter 15.08, pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.

j. Multifamily transition areas. The requirements of section 15.08.215 shall apply in any multifamily transition area, which includes any portion of a multifamily district within one hundred (100) feet of a single-family district or within one hundred (100) feet of a public street right-of-way.

k. Multifamily design review. The requirements of section 15.09.047 shall apply to any multifamily dwelling of three (3) or more units.

F. Signs. The sign regulations of chapter 15.06 shall apply.

G. Offstreet parking.

1. The offstreet parking requirements of chapter 15.05 shall apply.

2. Offstreet parking may be located in required yards, except for the front ten (10) feet abutting
any public right-of-way, which must be landscaped. No offstreet parking is permitted in the required open green area.

H. Development plan review. Development plan review is required as provided in section 15.09.010.

**SECTION 10.** Section 15.04.060 of the Kent City Code is hereby amended to read as follows:

Sec. 15.04.060. High density multifamily residential district, MR-H.

It is the purpose of the MR-H district to provide for locations for high density residential districts suitable for urban living.

A. Principally permitted uses. Principally permitted uses are as follows:
   1. Single-family dwellings and two-family dwellings or duplexes.
   2. Multiple-family dwellings.
   3. Group homes class I-A, I-B and I-C.

B. Special permit uses. The following uses are permitted provided that they conform to the development standards listed in section 15.08.020. (No uses presently listed.)

C. Accessory uses. Permitted accessory uses are as follows:
   1. Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports or minor structures for storage of personal property.
   2. Rooming and boarding of not more than three (3) persons.
   3. Customary incidental home occupations subject to the provisions of section 15.08.040.
   4. Offices incidental and necessary to the conduct of a permitted use.
5. Accessory dwelling units. For purposes of this section, Section 15.04.060, accessory dwelling units shall not be included in calculating the maximum permitted density.

D. Conditional uses. Conditional uses are as follows:
1. General conditional uses as listed in section 15.08.030.
2. Group homes class II-A, II-B and II-C.

E. Development standards.
1. Single-family dwellings and duplexes. For single-family dwellings and duplexes, the maximum permitted density and development standards of section 15.04.020 relating to SR-8 zoning districts shall apply and for duplexes, the maximum permitted density and development standards of section 15.04.030 shall apply.
2. Multifamily dwelling units. The following shall apply to multifamily dwelling units:
   a. Minimum lot. Minimum lot area is eight thousand five hundred (8,500) square feet for the first two (2) dwelling units, and nine hundred (900) square feet for each additional dwelling unit.
   b. Minimum lot width. Minimum lot width is eighty (80) feet.
   c. Density. Maximum density is forty (40) dwelling units per acre.
   d. Maximum site coverage. Maximum site coverage is fifty (50) percent.
   e. Minimum yard requirements.
      (1) Front yard. Minimum front yard is twenty (20) feet.
      (2) Side yard. Each side yard shall be a minimum of ten (10) percent of the lot width; however, regardless of lot width, the yard width need not be more than thirty (30) feet.
      (3) Rear yard. Minimum rear yard is twenty (20) feet.
(4) Side yard on flanking street of corner lot. Minimum side yard on the flanking street of a corner lot is fifteen (15) feet.

f. Distances between buildings.
   (1) An inner court providing access to a double-row building shall be a minimum of twenty (20) feet.
   (2) The distance between principal buildings shall be at least one-half the sum of the height of both buildings; provided, however, that in no case shall the distance be less than twelve (12) feet. This requirement shall also apply to portions of the same building separated from each other by a court or other open space.

g. Landscaping. The landscaping requirements of chapter 15.07 shall apply.

h. Height limitation. The height limitation is four (4) stories, not exceeding fifty (50) feet.

i. Additional standards. See chapter 15.08, pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.

j. Multifamily transition areas. The requirements of section 15.08.215 shall apply in any multifamily transition area, which includes any portion of a multifamily district within one hundred (100) feet of a single-family district of within one hundred (100) feet of a public street right-of-way.

k. Multifamily design review. The requirements of section 15.09.047 shall apply to any multifamily dwelling of three (3) or more units.

F. Signs. The sign regulations of chapter 15.06 shall apply.
G. Offstreet parking.
   1. The offstreet parking requirements of chapter 15.05 shall apply.
   2. Offstreet parking may be located in required yards, except for the front ten (10) feet abutting any public right-of-way, which must be landscaped. No offstreet parking is permitted in the required open green area.

H. Development plan review. Development plan review is required as provided in section 15.09.010.

**SECTION 11. Zoning Map Single Family Designations Amended.** The City of Kent official zoning map is hereby amended by redesignating the zoning districts consistent with the redesignation of zoning districts as set forth in this Ordinance as follows:

<table>
<thead>
<tr>
<th>Former Zone</th>
<th>Current Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1-5.0</td>
<td>SR-8</td>
</tr>
<tr>
<td>R1-7.2</td>
<td>SR-6</td>
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<tr>
<td>R1-9.6</td>
<td>SR-4.5</td>
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<tr>
<td>R1-12.0</td>
<td>SR-3</td>
</tr>
<tr>
<td>R1-20.0</td>
<td>SR-2</td>
</tr>
<tr>
<td>RA</td>
<td>SR-1</td>
</tr>
</tbody>
</table>

**SECTION 12. Severability.** If any one or more sections, sub-sections, or sentences of this Ordinance are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance and the same shall remain in full force and effect.
SECTION 13. Effective Date. This Ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

JIM WHITE, MAYOR

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED    16    day of    April    , 1996.

APPROVED    18    day of    April    , 1996.

PUBLISHED    19    day of    April    , 1996.
I hereby certify that this is a true copy of Ordinance No. 3290, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

[Signature]
BRENDA JACOBER, CITY CLERK

(Seal)